

**OCEAN COUNTY PLANNING BOARD**  
**PO Box 2191**  
**129 Hooper Avenue**  
**Toms River, New Jersey 08754**

Regular meeting, Wednesday, June 15, 2022, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Russell presiding. Attending: Elaine McCrystal, Joseph Bilotta, Scott Tirella, Dennis Liberatore, Mathew Thompson, Mark Jehnke, Mark Villinger and Veronica Tompkins.

Chairman Russell asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Tompkins advised the Chairman that adequate notice of this meeting was provided.

On a motion by Mr. Tirella, seconded by Ms. McCrystal, the minutes of the meeting of June 1, 2022 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 20, 21, 22, 23 Block 882 (BT692) Casele, Lawrence**

This two-lot minor subdivision is located on a local road, Atlantic Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

**BRICK: Lots 19 Block 321.02 (BRT1854C) Del Corp Holdings, LLC**

This site plan is for a 175 self storage units to be in nine one-story buildings with a total area of 26,450 s.f. with a business office and one residential dwelling to remain with eight proposed parking spaces located on Drum Point Road. The applicant has provided an acceptable trip generation statement. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) address the following traffic comments: a) provide right turn-out turning template to demonstrate vehicles will not cross into the opposing lane, and b) remove proposed fence from within the sight line, (3) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 6/15/2022), (4) dimension the proposed full width right-of-way and the proposed half and full width pavement dimensions of County road on the site plan, (5) since the right-of-way half width is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (6) design the proposed access point to the County road in accordance with Section 606 and Table 600-4, or consider shared access due to the close proximity of the adjoining property access drive, (7) construct the handicap ramps at the access drive in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated May 5, 2022 was read from Jeffrey Carr of Lindstrom, Diessner & Carr requesting a waiver from providing a traffic report. A trip generation statement has been provided in lieu of a full traffic report. The proposed traffic will not significantly increase traffic and is currently not a significant traffic generator. Once the project is completed, there will be adequate parking for employees and customers. Adequate on-site traffic circulation is provided. Drum Point Road is a County road. It has adequate capacity to handle the traffic from the site. Improvements to Drum Point Road will include reconstruction of the existing driveway. Once completed, the site will have no negative impact on the existing road system. For these reasons, we believe a waiver can be granted and a trip generation statement is adequate.

On a motion by Mr. Jehnke, seconded by Mr. Tirella, the Board accepted the trip generation statement in lieu of a traffic report; this site plan was given final approval contingent upon the applicant to address the following items: (1) address the following traffic comments: a) provide

right turn-out turning template to demonstrate vehicles will not cross into the opposing lane, and b) remove proposed fence from within the sight line, (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 6/15/2022), (3) dimension the proposed full width right-of-way and the proposed half and full width pavement dimensions of County road on the site plan, (4) since the right-of-way half width is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (5) design the proposed access point to the County road in accordance with Section 606 and Table 600-4, or consider shared access due to the close proximity of the adjoining property access drive, (6) construct the handicap ramps at the access drive in accordance with the current Federal ADA standards to be reviewed and approved by the Ocean County Engineer, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LACEY: Lots 4.01 Block 184 (LT896) Martin, Stephen & Elayne**

This two-lot minor subdivision is located on a local road, Molokai Drive. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 5 & 13 Block 1159.01 (LAT2190) Botnick, Moshe**

This two-lot minor subdivision is for a lot line adjustment at the intersection of local roads, Salem Street and Albert Avenue. County facilities will not be impacted. The final plat appears to have been prepared on accordance with the Recordation Act. On a motion by Mr. Tirella, seconded by Mr. Liberatore, this minor subdivision was given final approval. The motion was unanimously carried.

**LAKEWOOD: Lots 268 Block 1160 (LAT293X16A) 1725 Oak Street Holdings, LLC**

This site plan is for a 33,154 s.f. Phase 1 addition and a 13,022 s.f. Phase 2 addition to an existing commercial warehouse for a total of 63,276 s.f. with 25 parking spaces (11 existing and 14 proposed) on Oak Street in the Lakewood Industrial Park. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a proposed trip distribution to the County road network, and (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**LONG BEACH: Lots 6 Block 4.01 (LBT794) Urris Limited Liability Company**

This site plan is for a 2,390 s.f. mixed use building to include two commercial units on the first floor and two residential apartments on the second floor with nine proposed parking spaces located on Long Beach Boulevard. The right-of-way half width of Long Beach Boulevard is 50', consistent with the Master Plan. Ocean County requires the applicant to address the following items: (1) submit a traffic report (waiver requested), (2) submit County road improvement plans (waiver requested), (3) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 6/15/2022), (5) provide a 9"x18" concrete curb detail in accordance with County standards, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver requests.

A letter dated May 19, 2022 was read from James Brzozowski of Horn, Tyson & Yoder requesting several waivers. A waiver is requested from submitting a traffic report. The portion of Long Beach

Boulevard upon which this site fronts is a four lane road with a left turn lane provide between the two northbound lanes of traffic and the two southbound lanes of traffic. A traffic light is located approximately 300' to the north at the intersection of Long Beach Boulevard and 14<sup>th</sup> Street. The proposed mixed use building at this site will not have a significant impact to the traffic on Long Beach Boulevard. A waiver is requested from submitting County road improvement plans. The applicant is proposing to install a driveway opening and replace the existing concrete sidewalk with a brick paver sidewalk. No other improvements are proposed within the right-of-way of Long Beach Boulevard. A waiver is requested from providing a CAFRA Jurisdictional Determination. This project does not require a NJDEP CAFRA Permit, per NJAC7:7-2.2(a)3 as the site is located approximately 250' from a regulated body of water and proposes less than 50 parking spaces or equivalent area and less than 25 residential units.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, with Mr. Tirella abstaining, the Board granted a waiver from providing a traffic report and required the applicant submit a trip generation statement documenting existing and proposed uses, granted a waiver from providing County road improvement plans as no widening is required and the Board acknowledges and accepts the applicant's professional's interpretation that this project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a trip generation report documenting existing and proposed uses, (2) provide a drainage design to be reviewed and approved by the Ocean County Engineer (per drainage memo dated 6/15/2022), (3) provide a 9"x18" concrete curb detail in accordance with County standards, (4) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, and (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**MANCHESTER: Lots 35,37 & 38 Block 1.318 (MT524) Ortense, Nicholas**

This two-lot minor subdivision is located on a local road, Monmouth Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Mr. Liberatore, seconded by Mr. Bilotta, this minor subdivision was given final approval. The motion was unanimously carried.

**OCEAN GATE: Lots 1 & 2 Block 74 (OGB50) Lupo, Joseph R.**

This two-lot minor subdivision is for a lot line adjustment at the intersection of East Bay View Avenue and Newport Avenue. On a motion by Mr. Tirella, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half width and full width of East Bay View Avenue on the plan, and if the half width is less than 30 feet from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement measured from the proposed right-of-way line at the intersection in accordance with County standards to Ocean County, (3) dimension the County road pavement half width and full width on the plan, (4) add the following standard County notes to the final plat: a) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606 and, b) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C, and (5) If the Township requires curb and/or sidewalk, the curb shall be set at the County's Master Plan width with 15:1 tapers back to the exiting edge of pavement and the sidewalk shall have handicap ramps at the intersection in accordance with the current Federal ADA standards. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**SEASIDE HTS: Lots 13 Block 24 (SHB160) Brustowsky, Moshe**

This two-lot minor subdivision is for two single family dwellings to be located on Grant Avenue. On a motion by Mr. Bilotta, seconded by Ms. McCrystal, this minor subdivision was given final approval contingent upon the applicant to address the following items: (1) reorient the plan view so that north is up in accordance with industry standard, (2) revise the final plat to include three

corner coordinates in accordance with the Recordation Act, (3) dimension the full width right-of-way of the County road, (4) dimension the County road pavement half width and full width, (5) identify the tax map sheet number in General Note 1, (6) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, and (7) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

**STAFFORD: Lots 13 Block 145 (ST593) Original Rich's Ice Cream**

This site plan is for renovations to an abandoned gas station for a 1,860 s.f. ice cream shop with 26 parking spaces to be located at the intersection of Route 72 and Union Avenue. On a motion by Ms. McCrystal, seconded by Mr. Liberatore, this site plan was given final approval contingent upon the applicant to address the following items: (1) provide a copy of the NJDOT access permit, (2) show the NJDOT "desired typical section" for this section of NJ Route 72 in accordance with the current NJDOT access code on the plans, and (3) provide trip distribution to and from E. Bay Avenue, as Route 72 is a divided highway providing limited access to the site. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. Construction shall not commence until all conditions have been met. The motion was unanimously carried.

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**THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING APPLICATIONS WERE INCOMPLETE FOR REVIEW**

**BRICK:** Lots 21 Block 646 (BRT1824C.01) D.R. Horton NJ/PA

**JACKSON:** Lots 5.02, 5.03 Block 2101 (JT1549C) Casa Nova Rodal, LLC

**LAKWOOD:** Lots 22, 23, 24 Block 188 (LAT2143A) Aderes Bais Yaakov

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**CORRESPONDENCE:**

**BERKELEY: Block 956, Lot 24 (BT277B) Station Road Developers, LLC.** This major subdivision received conditional preliminary and final approval on June 1, 2022. A letter dated June 7, 2022 was read from Glen Lines of New Lines Engineering stating that a CAFRA Permit is not required for this application. This development does not meet any of the following three triggers in accordance with CAFRA regulations 7:7-2.2(a): (i) a residential development having 25 or more dwelling units, this project proposes seven single family residential dwellings, therefore a CAFRA Permit is not required by this provision; (ii) a commercial development having 50 or more parking spaces or equivalent parking area, this is not a commercial development, therefore a CAFRA Permit is not required by this provision; (iii) a public development or industrial development, this is not a public development or industrial development, therefore a CAFRA permit is not required by this provision. Therefore, this development does not meet any of the triggers which would require a CAFRA Permit. On a motion by Mr. Jehnke, seconded by Mr. Tirella, the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. The motion was unanimously carried.

**LAKEHURST: Block 31, Lots 1 & 2 (LB35B) Provco Pinegood Lakehurst, LLC.** This site plan received conditional approval on August 19, 2020. Condition #7 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #8 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$2,708.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board did not require an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$2,708.00. The motion was unanimously carried.

**PLUMSTED: Block 58, Lot 2 (PT405A.02) Cream Ridge DG, LLC.** This site plan received conditional approval on January 19, 2022. Condition #15 required the payment of an off-tract

drainage improvement fee in an amount to be determined by the County Engineer and Condition #16 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$7,292.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board did not require an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$7,292.00. The motion was unanimously carried.

**TOMS RIVER: Block 646.01, Lot 30 (TRT3448) One Stop Quick Lube & Auto Repair, Inc.**

This site plan received conditional approval on March 18, 2020. Condition #10 required the payment of an off-tract drainage improvement fee in an amount to be determined by the County Engineer and Condition #11 required the payment of an off-tract traffic improvement fee in an amount to be determined by the County Engineer. The County Engineer has determined the off-tract drainage improvement fee to be zero and the off-tract traffic improvement fee to be \$2,083.00. On a motion by Mr. Jehnke, seconded by Mr. Bilotta, the Board hereby amends the minutes to reflect the number of parking spaces has been reduced from 29 to 26, the Board did not require an off-tract drainage improvement fee and required the payment of an off-tract traffic improvement fee in the amount of \$2,083.00. The motion was unanimously carried.

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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BARNEGAT BAT327A	Various	Various	07/01/20	06/03/22
BERKELEY BT277B	24	956	06/01/22	06/15/22
STAFFORD ST591	24.02	133	05/04/22	06/15/22
TOMS RIVER TRT3472	19 & 20	1031	11/17/21	06/10/22
TOMS RIVER TRT3471	21 & 22	840	11/03/21	06/08/22

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There being no further business, on a motion by Mr. Tirella, seconded by Mr. Liberatore, the meeting was adjourned. The motion was unanimously carried.

Respectfully submitted,



Robin L. Florio, Secretary  
Ocean County Planning Board

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